





BIG VALLEY
REAL ESTATE

Two-Lot Bundle, Surveyed, Staked and Ready to Build!

Lake Elizabeth, California 93532

Builder-ready and beautifully situated, this site offers inviting views for your new custom home--or even two! This two-parcel package in the charming community of Lake Elizabeth includes both APNs 3225-037-035 and 036, together providing over 1/3 of an acre and being sold as a unit for maximum potential. Whether you envision designing your home for a double lot or developing two separate homesites, this appealing and scenic property features varied yet gentle topography, along with wonderful views that would be maximized with a second story. The property is ready to go, with water available at the street and electricity accessible at the rear of the parcel. A recent boundary survey has just been completed, with both parcels staked, checking a major item off your to-do list. Don't miss this opportunity!

*Boundary depictions are approximate and for illustrative purposes only. Buyer to make their own independent investigations regarding Zoning and General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability and Costs of Utilities.

0.34 Acre combined ± Zoned R-1

- **MLS# 26005544**
- **APN# 3225-037-035 & 036**
- **Cabin Dr Vicinity Hardtree Dr**
- **$39,000**

Features

Zoning:	R-1
Bond Assessment:	Buyer to Verify; None
Electric:	On Property
Flood Zone:	Buyer to Verify; No
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Rectangular
Road Frontage:	Public
Sewer:	None - See Remarks
Survey:	Corners Marked; Survey Done
Tract Map:	Final Tract Map
Bond Assessment:	Buyer to Verify; None
Terms:	Cash
Cert of Compliance:	Not Required
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Yes
Lot Size:	0.34 Acre combined ±
Road Surface:	Paved
Subord/Release:	No Releases; No Subordinate
Topography:	Comb/See Remarks
Water:	In Street; Mutual; Stock

Directions

Elizabeth Lake Rd to Ranch Club Rd, south to Montello, east to Flintstone and south to Cabin. GPS, Pcl 035: 34.656327, -118.385630, Pcl 036: 34.656189, -118.385630

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EQUAL HOUSING OPPORTUNITY

All measurements are approximate. Prices and availability are subject to change without notice.

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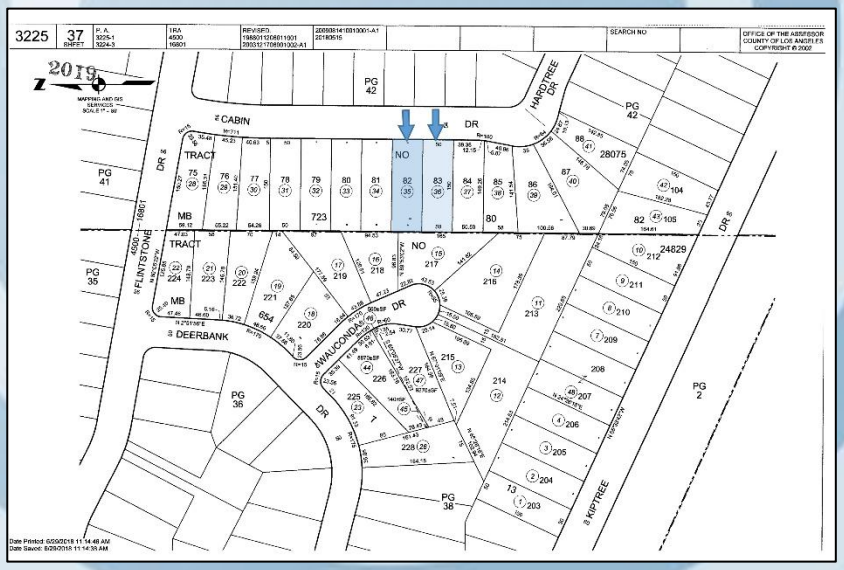
Stake Your Claim: 1/3+ Acre Ready-to-Build in Lake Elizabeth!











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